



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2408653
Applicant Name: Tyler Goodmanson
Address of Proposal: 2306 North 128th Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcels into two parcels of land. Proposed parcel sizes are: A) 10,176 sq. ft. and B) 7,223 sq. ft. The short plat involves demolition of an existing detached garage on proposed Parcel B and an existing patio cover which crosses the proposed new lot line. Parking is to be reestablished on proposed Parcel A. Existing house addressed 2306 North 128th Street is to remain.

The following approval is required:

Short Subdivision - To subdivide one parcels into two (SMC Chapter [23.24](#)).

BACKGROUND DATA

Zoning: SF7200
Uses on Site: Single Family Residential

Site and Vicinity Characteristics

The site consists of one existing parcel, which is addressed 2306 North 128th Street, and has a total lot area of approximately 17,399 sq. ft. The property is located in an SF7200 zone: Single Family with a minimum lot area requirement of 7,200 sq. ft. The property is developed with an existing single family

home and a detached garage. The neighborhood is entirely zoned for and developed with single family residences. The street is partially improved with a roadway, but no curbs, gutters, or sidewalks.

Proposal

The proposal is to plat the existing parcel into two lots. Proposed Lot A will have an area of approximately 10,176 sq. ft., and proposed Parcel B will have a lot area of approximately 7,223 sq. ft. The existing single family residence is to remain. The existing detached garage and the existing patio cover (which extends into the required side yard of proposed Lot A, and extends over the lot line to proposed Lot B) must be demolished as a condition of the short plat. Parking must be established on proposed Parcel A so as to create no new nonconformities to development standards or use standards. A new parking space has already been established on proposed Lot A by DPD Permit No. 748331, meeting the parking requirement.

According to a note on the survey, the existing garage and carport will be demolished so that development standards are met, prior to sale or transfer of ownership of the property.

Public Comment

- The public comment period ended on January 26th, 2005. No public comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC [23.24.040](#), the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section [25.09.240](#), short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance to the provisions of Section [23.24.045](#), unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing, and*
8. *Conformance to the provisions of Section [23.24.046](#), Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

Summary - Short Subdivision

The Seattle Fire Department approved the proposal, subject to ordinance and field inspection and the condition noted at the end of this decision.

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Department (SFD), Seattle City Light, and review by the Land Use Planner, the applicable above cited criteria (#7, and #8 do not apply) have been met subject to the conditions imposed at the end of this decision. This short subdivision will meet all minimum standards, including minimum lot size, and is consistent with applicable development standards. As conditioned, this short subdivision would be provided with public and private utilities and vehicular access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal would be provided for each lot and service is assured, subject to standard conditions governing utility extensions.

The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Non-appealable Fire Department Condition of Approval

2003 SFC Sect. 503.1.1 Buildings and facilities.

“Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.”

Exception: The fire code is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3
2. There are not more than two Group R-3 or Group U occupancies.

2003 SFC Section 503.2.1 Dimensions.

“Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.”

This condition imposed by the Seattle Fire Department is a condition of approval of this short subdivision, and may not be appealed.

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(ies) shall:

1. Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.
2. Include the following statements on the final recording document: “Garage on Parcel B and Patio Cover are to be legally removed prior to sale and/or transfer of ownership.”

Prior to any sale or issuance of any building permit

The owner(s) and/or responsible party(ies) shall:

3. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: March 3, 2005
Molly Hurley, Land Use Planner
Department of Planning and Development

MH:bg

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